

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
AUTHORIZING THE FILING OF AN APPLICATION FOR
LOAN AND GRANT FOR THE KITTREDGE SQUARE URBAN RENEWAL AREA

WHEREAS, it is necessary and in the public interest that the Boston Redevelopment Authority avail itself of the financial assistance provided by Title I of the Housing Act of 1949, as amended, to carry out the urban renewal project described as the Kittredge Square Renewal Area, hereinafter referred to as the "Project", and

WHEREAS, it is recognized that the Federal contract for such financial assistance pursuant to said Title I will impose certain obligations and responsibilities upon the Boston Redevelopment Authority and will require among other things: (1) the provision of local grants-in-aid; (2) a feasible method for the relocation of families displaced from the Project Area, and (3) other local obligations and responsibilities in connection with the undertaking and carrying out of urban renewal projects;

WHEREAS, the members of the Boston Redevelopment Authority are cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color or national origin under any program or activity receiving Federal financial assistance and Executive Order 11246, as amended by Executive Order 11375, prohibits discrimination on the basis of race, color, creed or national origin in sale, lease or other disposition of residential property (including land intended for residential use) or in the use or occupancy thereof; and

WHEREAS, the objectives of the Urban Renewal Plan cannot be achieved through rehabilitation of the Project Area;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the Boston Redevelopment Authority with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964 and applicable Executive Orders.
2. That an application on behalf of the Boston Redevelopment Authority for a loan under Section 102(a) of said Title I in the amount of \$1,760,324 and for a project capital grant, a relocation grant, and a Federal grant for the making of rehabilitation grants to the full amount available for undertaking and financing the Project is hereby approved, and that the Director is hereby authorized and directed to execute and to file such application with the Department of Housing and Urban Development, to provide such additional information and to furnish such documents as may be required in behalf of said Department, and to act as the authorized correspondent of the Boston Redevelopment Authority.

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MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: KITTREDGE SQUARE URBAN RENEWAL PLAN AND FINAL PROJECT REPORT

Summary: The Authority is requested to approve the Urban Renewal Plan and Relocation Program for the Kittredge Square Urban Renewal Area and to authorize the transmittal of the Plan and Relocation Program to the Mayor and City Council and to the State Department of Community Affairs; to authorize the filing of an Application for Loan and Grant with the Department of Housing and Urban Development; to authorize the execution of the Cooperation Agreement with the City of Boston; and to approve a Resolution relative to conditions in the Project Area.

The staff of the Redevelopment Authority has completed the Urban Renewal Plan for the Kittredge Square Urban Renewal Area and the required supporting documentation in the form of a Final Project Report, Part I and II of the Application for Loan and Grant. I am pleased to submit this Plan and Report today for formal consideration by the Board and urge the Board's approval of the Renewal Plan proposals. In addition, I recommend that the Authority authorize the transmittal of these documents to the Mayor and City Council and to the appropriate State and Federal authorities for their review and approval, and further that the Authority authorize the execution of a Cooperation Agreement with the City for this project.

The Kittredge Square Urban Renewal Project lies within Sub-Area II of the Model Cities District in the City of Boston. Initial planning for this project began in 1970 with the joint preparation of the Survey and Planning Application by the Authority and Model Cities staff. The filing of this application to the Department of Housing and Urban Development was approved by the Authority on April 2, 1970. Funds for surveys and planning were approved by HUD in mid-1970 and a capital grant reservation of \$1.5 million was established.

The Kittredge Square area was chosen for renewal treatment because it provided the opportunity for development of new housing with minimum clearance and relocation, and because renewal seemed feasible with the limited funds available.

The documents submitted today consist of the following:

- (1) An Urban Renewal Plan covering an 27 acre project area in the Lower Roxbury section of Boston. This plan provides a framework for renewal action in the project area and regulates its future development.
- (2) Part I and II (Final Project Report) of the Application for Loan and Grant with a net project cost of \$2,113,008. The total Federal Capital Grant required for the project is \$1,649,626 including a Relocation Grant of \$187,625 and a Rehabilitation Grant of \$87,000. The local share is estimated at \$738,507.
- (3) The Relocation Program and conditions under which relocation payments will be made, and the fixed relocation payments schedule for the Kittredge Square Urban Renewal Project.
- (4) A proposed Cooperation Agreement with the City of Boston respecting such actions as may be necessary or desirable on its part to assist in carrying out the Project.
- (5) The Determinations and Findings relative to the condition of the project area and clearance area.

The basic objectives of urban renewal activity in the Campus High School Project Area are: (1) to provide opportunities for housing units for low- and moderate-income families and individuals; (2) to eliminate seriously deteriorated and blighted conditions and influences in the Project Area; and (3) to strengthen and revitalize the community through rehabilitation measures and the provision of new facilities and utilities.

In summary, the principal features of the Renewal Plan include the following:

(1) Low- and Moderate-Income Housing

The Plan proposes the construction of over 100 units of low- and moderate-income housing with minimum clearance and relocation.

(2) Parks and Open Space

Alvah Kittredge Square will be rehabilitated and a new playground will be constructed on Highland and Lambert Streets. In addition several areas adjacent to residential buildings will be acquired and maintained as open space by the community.

(3) Rehabilitation Activities

Within the rehabilitation section of the project area, the renewal program emphasizes rehabilitation for over 75% of the existing housing. Only those structures which are clearly in substantial disrepair and infeasible of improvement or for which owners refuse to rehabilitate are to be acquired.

(4) Project Utilities

All water and sewer lines in the project area will be brought up to the City's functional standards. Deficient sidewalks will be repaired or replaced. Street surfaces will be resurfaced and a new street lighting system will be installed.

To accomplish the objectives of the renewal program, acquisition is proposed for 7.2 acres of predominantly vacant land. The only clearance activities planned involved abandoned garages. Twenty-four buildings are to be acquired for rehabilitation. All other buildings in the project area will be subject to the rehabilitation standards of the Plan.

Proposed urban renewal activities will require the relocation of eleven households. Based on surveys conducted by the Authority, it is expected that two households will move into sales housing, seven into private rental housing and two into public housing. Only six households expressed an interest in remaining in the immediate area. It is expected that these families will be accommodated through the rehabilitation and new construction program within the project area.

It should be emphasized that this plan has been developed with the full involvement and support of the area's residents. Community participation in the preparation and execution of this project is assured by a Cooperation Agreement between the Authority and the Model Cities Agency. On November 9, the Executive Committee of the Model Neighborhood Board approved the Kittredge Square Urban Plan.

I therefore recommend that the Authority at this time take the following actions:

- (1) Approve the Urban Renewal Plan and the Relocation Program for the Kittredge Square Urban Renewal Area.
- (2) Authorize the transmittal of the Plan and Relocation Program to the Mayor and City Council and to the Division of Urban Renewal of the State Department of Community Affairs.
- (3) Authorize the filing of Part I and II, Final Project Report, of the Loan and Grant Application with the Department of Housing and Urban Development for Federal financial assistance to undertake the urban renewal project.
- (4) Authorize the execution of a Cooperation Agreement between the City of Boston and the Authority.
- (5) Approve the Resolution relative to the condition of the Project Area and the Clearance Area.

Appropriate resolutions are attached.

